

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
DECEMBER 13TH, 2021 6:00 PM

NOTICED IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION PUBLIC HEARING WILL BE HELD ON MONDAY, DECEMBER 13TH, 2021 6:00 P.M. TO CONSIDER THE FOLLOWING:

THIS IS ALSO NOTIFICATION THAT THE PLANING AND ZONING COMMISSION IS A RECOMMENDING COMMISSION ONLY, THE WAVELAND BOARD OF ALDERMAN WILL CONSIDER FINAL APPROVAL OF THE PLANNING AND ZONING COMMISSION ON TUESDAY, JANUARY 4TH 2022 AT 6:30 PM.

Note: All Meetings are being held in-person in the Mayor and Board of Alderman Board Room located on the 1st Floor of City Hall, 301 Coleman Avenue, Waveland, MS 39676.

1. Call to Order / Roll Call.
2. Approval of the Minutes for the October 18th, 2021 P&Z Meeting.
3. Allan Ehrich, owner of the property commonly known as 303 Hoffman Lane, has made application for a Conditional Use for an Accessory Structure, per Sections 601.2(F), Section 302.16, and Section 906.3 of the current Zoning Ordinance.

The applicants are requesting a Conditional Use for an Accessory Structure of Seven-Hundred and Twenty (720) square feet for the purposes of replacing a small garage and storage. (Please see application, letter, location exhibit and information on the building).

The Applicant has also is requesting a seven (7) foot Variance from the rear property line, for the purposes of replacing a small garage and storage. As stated in Section 701.8 (Accessory Building) of the current Zoning Ordinance requires a fifteen (15) foot rear yard, for the same purposes state above. Section 906.1 of the current Zoning Ordinance includes the criteria for granting a variance.

4. Brittany Booth, owner of the property commonly known as 226 Waveland Avenue, Parcel# 162J-0-10-325.000, has submitted a request for two (2) side-yard setback variances of five (5) feet, resulting in ten (10) foot side-yard setbacks. As stated in Section 701.4 of the current Zoning Ordinance the minimum requirement for a side-yard setback is fifteen (15) feet. Section 906.1 includes the criteria for granting a variance. The applicant is requesting the side-yard setback variances due to the narrowness of the lot frontage. Please see the applicant's letter and plot plan exhibit for more details.
5. Steve Treutel, owner of the property commonly known as 130 Seabrook Drive, has made application for a rear-yard setback variance & a side-yard setback variance, for the purposes of replacing a small garage with storage.

The Applicant is requesting an eleven (11) foot Variance from the rear property line, for the purposes of replacing a small garage and storage. As stated in Section 701.8 (Accessory Building) of the current Zoning Ordinance requires a fifteen (15) foot rear yard, for the same purposes state above. Section 906.1 of the current Zoning Ordinance includes the criteria for granting a variance.

The Applicant has also is requesting a five (5) foot variance from the side property line. As stated in Section 701.5 of the current Zoning Ordinance requires a fifteen (15) foot rear yard, for the same purposes state above. Section 906.1 of the current Zoning Ordinance includes the criteria for granting a variance.

6. Joseph Rotolo, Jr., owner of the property commonly known as 415 Piney Ridge Drive, Legal Description; Lots 21-23, Gulf Gardens Subdivision, has submitted an Application for Removal of a Protected Tree. The Applicant is applying under the "Construction cannot be practically located in such a way as to preserve the tree or trees."

AT THE REQUEST OF THE APPLICANT THIS CASE WILL BE HEARD AT THE JANUARY 11TH, 2022 P&Z MEETING.

7. Any requests to address the Commission.
8. Reports from Chair, Commissioners and Staff.
8. Set the date for the next regularly scheduled monthly meeting, July 19th, 2021 at 6PM.
9. Adjourn.